

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) X *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES
FROM: David A. Hulseberg, Village Manager
DATE: March 5, 2012 (BOT) Date: March 15, 2012
TITLE: 241 W. Maple Street (Chatfield Residence)
SUBMITTED BY: Department of Community Development *WJ*

BACKGROUND/POLICY IMPLICATIONS:

The Lombard Historical Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests historic designation of the property located at 241 W. Maple Street.

The Historical Commission recommended approval of this petition with conditions.

The Historical Commission is requesting a waiver of first reading so that the Local Landmark plaque installations may be scheduled without delay.

Please place this item on the March 15, 2012 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: David A. Hulseberg, Village Manager

FROM: William Heniff, AICP
Director of Community Development *WH*

DATE: March 15, 2012

SUBJECT: **Lombard Historical Commission Landmark Site Designation – 241 W. Maple Street (Chatfield residence)**

Attached please find the following items for Village Board consideration as part of the March 15, 2012 Village Board meeting:

1. IDRC report for 241 W. Maple Street.
2. An Ordinance approving landmark site designation for the single-family residence located at 241 W. Maple Street.

The Historical Commission held a public meeting regarding this request on February 13, 2012 and made the recommendation set forth herein. They reviewed and approved the written recommendation at a special meeting on February 23, 2012. The Commission recommends that the residence be designated as a landmark site.

The Commission requests a waiver of first reading so that the Local Landmark plaque installations may be scheduled without delay.

DESCRIPTION

History

The subject property is connected to several notable figures in Lombard history, including Josiah Lombard (the Village's namesake) and Alonzo Chatfield, the original owner and tax assessor in Lombard from 1868 until 1871. The home is one of only three houses in the Village known to have been designed and built by Josiah Lombard.

The Italianate style in which the home was built was popular nationally during the mid- to late-1800s. The Chatfield home, which was built in 1868 and continues to be used as a single-family residence, exhibits several of the characteristics that mark its architectural style, including a large entry porch with bracketed supports, low-pitched roof, and tall, narrow windows with flat-topped hood molding.

Aerial View of Subject Property



Photos of Subject Property



Analysis

The Code of Ordinances provides the following parameters for a site to be classified as a historical site:

1. The character, interest, or value as part of the development, heritage, or cultural characteristics of the village.
2. The identification with a person or persons who significantly contributed to the cultural, economic, social, or historical development of the village.
3. The architectural significance of a building which is at least 50 years of age and is a good example of a specific architectural style containing distinctive elements of design, detail, materials, or craftsmanship, or is an example of a style which had an impact on the community. Such a building must retain much of its original architectural integrity.
4. The archeological importance of a site which has yielded, or may be likely to yield, information important in pre-history or history.

Staff believes that designation of the home as a landmark site is appropriate due to both its association with Alonzo Chatfield and Josiah Lombard, and its architectural significance as an intact example of the Italianate style. These characteristics give the home special historic and community value.

In 2011, the property owners undertook a renovation project that included the demolition of approximately 900 sq. ft. at the rear of the residence (portions of which were not original to the home and/or had been significantly altered) and addition of 1,800 sq. ft. of new residence space. The owners have taken care to preserve the original architectural style of the home through careful selection of trim, windows, doors, etc. The only new element visible from the street is an

Italianate-style porte-cochere. Although not original to the home, similar porte-cocheres can be found on historic homes within the immediate neighborhood and throughout Lombard.

The landmark site designation should be limited to the historic single-family residence and should not extend to the property in general, including any accessory structures, landscaping, etc. Therefore, any alterations to the property (other than alterations or additions to the exterior of the single-family residence) should be subject to the typical provisions of the Village Code but should not require a certificate of appropriateness from the Historical Commission.

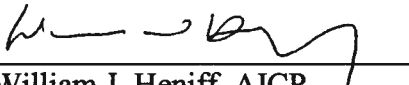
FINDINGS AND RECOMMENDATIONS

It is staff's opinion that designation of the subject property as a landmark site is appropriate. Based on the above considerations, the Department of Community Development recommends that the Historical Commission make the following motion recommending **approval** of the designation of the single-family residence at 241 W. Maple Street as a landmark site:

Based on the submitted petition and the testimony presented, the Historical Commission finds that the single family residence at 241 W. Maple Street complies with the criteria established for designation as a landmark site, and, therefore, I move that the Historical Commission recommend to the Corporate Authorities that the single-family residence at 241 W. Maple Street be designated as a landmark site, subject to the following three conditions:

1. The historical site designation is limited to the existing residence, as built circa 1868, and is further limited to the building's current location on the property at 241 W. Maple Street.
2. The residence shall be maintained in good condition.
3. If the residence is damaged or destroyed, to the extent of more than fifty percent (50%) of the value of the site immediately prior to such damage, then the building's historical designation shall be considered null and void.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP
Director of Community Development

WJH:JBH
att-



MEMORANDUM

TO: Rita Schneider, President
Lombard Historical Commission

FROM: Jennifer Henaghan, AICP, Senior Planner JSH

DATE: July 19, 2011

SUBJECT: Request for Local Landmark Designation of 241 W. Maple Street

The Village is in receipt of a request from the owners of the property at 241 W. Maple Street to have the property designated as a local landmark (see attached).

Before a public hearing is scheduled, the Village Code requires that the Historical Commission make a preliminary determination as to whether or not the subject property meets one or more of the following criteria:

1. The character, interest, or value as part of the development, heritage, or cultural characteristics of the village.
2. The identification with a person or persons who significantly contributed to the cultural, economic, social, or historical development of the village.
3. The architectural significance of a building which is at least 50 years of age and is a good example of a specific architectural style containing distinctive elements of design, detail, materials, or craftsmanship, or is an example of a style which had an impact on the community. Such a building must retain much of its original architectural integrity.
4. The archeological importance of a site which has yielded, or may be likely to yield, information important in pre-history or history.

If the Commission makes a preliminary determination that one or more criteria have been met, the next step would be the public hearing. At the public hearing, staff would present a report on the request. Immediately following the public hearing, the Commission would review the findings of the Local Landmarks Committee and then direct staff to prepare a written recommendation. The written recommendation would then be reviewed and voted on at a subsequent meeting prior to its being forwarded to the Village Board.

REQUESTED ACTIONS

Does the Historical Commission make a preliminary conclusion that the property at 241 W. Maple Street meets one or more of the criteria for designation as a landmark site?

BRIAN AND SARA BURCH
241 W. MAPLE STREET
LOMBARD, IL 60148

July 12, 2011

Lombard Historical Commission
Village of Lombard
255 E. Wilson Street
Lombard, IL 60148

Members of the Lombard Historical Commission:

As the newest owners of the Alonzo B. Chatfield home at 241 W. Maple, we hereby seek your approval in recommending our home as a historical landmark per § 32.079 of the Lombard Village Code.

According to the provisions of the code, we understand that the Commission may choose to designate sites or homes "landmark sites" that have a special historic or community interest or value. The code specifically stipulates certain conditions that may qualify a site for landmark status.

We submit the following information as background and consideration for our request:

- The residence at 241 W. Maple was built by Josiah Lombard in 1868 for Alonzo Chatfield. Chatfield was the tax assessor in Lombard from 1868-1871. Josiah Lombard designed and built three houses in the village. The Alonzo B. Chatfield House was one of these¹.
- While we understand that Mr. Josiah Lombard never lived in the village, the Chatfield home represents one of the few remaining physical structures attributable to the village namesake, an individual who remains of cultural, economic, social and historic value to the Village.
- The architectural significance of the residence is particularly noteworthy. "The Italianate style was first developed in Britain about 1802 by John Nash, with the construction of Cronhill in Shropshire. This small country house is generally accepted to be the first Italianate villa in England, from which is derived the Italianate architecture of the late Regency and early Victorian era ...From the late 1840s to 1890 it achieved huge popularity in the United States, where it was promoted by the architect Alexander Jackson Davis²." The Chatfield home is one of several

¹ <http://plum.lib.il.us/lombardhistory/chatfield.htm>

² http://en.wikipedia.org/wiki/Italianate_architecture

Italianate style homes in Lombard that mark the popularity of the style during the founding era of the Village.

- While the residence has undergone minor renovations since its original construction, including renovations currently underway under our direction, the general shape and size of the home, notable architectural elements, and general appearance have been maintained, to the best of our knowledge, since it was originally constructed.
- Current renovations under our direction include the addition of approximately 1,800 square feet of new construction added to the rear of the home. The renovations included the demolition of approximately 900 square feet of the residence, portions of which were not original to the home, and portions that had already undergone renovation since the home was originally constructed. The portions of the home that were removed were noted by our architect and the architectural elements were incorporated into the new construction planning approved by the Village Building Department.
- Selection of trim, windows, doors, siding, paint and other elements for the renovations underway have been made to preserve, as practically as possible, the original style, architectural elements, and design of the home.
- The front of the home will not be altered in any way, apart from new paint, and the construction of a porte-cochere on the west side of the home. The porte-cochere will incorporate the Italianate style elements currently present on the wrap-around front porch. The porte-cochere or "carriage porch" was an architectural element popular during the founding of the Village and can be seen on multiple historic homes on Maple Street, including the recently renovated home at 216 W. Maple Street along with other historic homes on Maple Street and throughout the Village.

As the Commission proceeds with our request, we would be happy to submit any records, plans, drawings or pictures that may assist in your determination. Further contact with us can be made in writing, or by email at bburch23@gmail.com or by phone at (312) 504-5058.

We thank you for your consideration of our request, and look forward to hearing further from the Commission in the coming weeks.

Sincerely,

[SUBMITTED VIA ELETRONIC MAIL]

Brian and Sara Burch

ORDINANCE NO. _____

AN ORDINANCE APPROVING LANDMARK SITE DESIGNATION FOR 241 W. MAPLE STREET PURSUANT TO TITLE 3, CHAPTER 32, SECTION 32.079 OF THE LOMBARD VILLAGE CODE

BE IT ORDAINED by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, as follows:

SECTION 1: The President and Board of Trustees hereby find as follows:

- A. That Brian and Sara Burch (hereinafter referred to as “the property owners”) are the owners of the following-described property:

The East 12 feet of Lot 9 and all of Lot 8 in the Town of Lombard, being a subdivision in Sections 5, 6, 7, 8 and 18, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 23, 1868 as Document 9483, in DuPage County, Illinois.

P.I.N.: 06-07-216-004

Common Address: 241 W. Maple Street, Lombard, Illinois

- B. That pursuant to a letter dated July 12, 2011, from the property owners to the Lombard Historical Commission, the property owners petitioned the Lombard Historical Commission for Landmark Site designation pursuant to Section 32.079 of the Lombard Village Code.
- C. That on January 17, 2012, the Lombard Historical Commission met, and made a preliminary finding that 241 W. Maple Street met the criteria for Landmark Site designation pursuant to Section 32.079(C) of the Lombard Village Code, and, as a result thereof, set February 13, 2012 as the date for a public hearing in regard to Landmark Site designation for 241 W. Maple Street.
- D. That the Lombard Historical Commission sent notice of the public hearing by certified mail, return receipt requested, to the property owners, as required by Section 32.079(D) of the Lombard Village Code.
- E. That on January 27, 2012, the Lombard Historical Commission published a notice of public hearing in the *Daily Herald*, as required by Section 32.079(D) of the Lombard Village Code.
- F. That on February 13, 2012, the Lombard Historical Commission convened and held a public hearing in regard to the property owners’ application for Landmark Site designation for 241 W. Maple Street.
- G. That after the close of the public hearing, the Lombard Historical Commission voted to authorize Landmark Site designation and directed that a written recommendation be

prepared, relative to the designation of 241 W. Maple Street as a Landmark Site pursuant to Section 32.079 of the Lombard Village Code.

- H. That at its February 23, 2012 meeting, the Lombard Historical Commission voted to approve a written decision relative to the Landmark Site designation of 241 W. Maple Street, a copy of which is attached hereto as EXHIBIT A and made part hereof.
- I. The President and Board of Trustees hereby approve and adopt the findings and recommendations of the Lombard Historical Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

SECTION 2: That pursuant to Title 3, Chapter 32, Section 32.079 of the Lombard Village Code, 241 W. Maple Street, which is located on the property described in Section 1A above, is hereby officially designated as a Landmark Site. Said Landmark Site designation shall be subject to the following conditions:

- 1. The historical site designation is limited to the existing residence, as built circa 1868, and is further limited to the building's current location on the property at 241 W. Maple Street.
- 2. The residence shall be maintained in good condition.
- 3. If the residence is damaged or destroyed, to the extent of more than fifty percent (50%) of the value of the site immediately prior to such damage, then the building's historical designation shall be considered null and void.

SECTION 3: That the Village Clerk, on behalf of the Lombard Historical Commission, is hereby directed to take the following action pursuant to Section 32.079(D)(3) of the Lombard Village Code:

- A. Forward a copy of the Notice attached hereto as EXHIBIT B, and made part hereof, to the Village's Building Division;
- B. Forward a copy of the Notice attached hereto as EXHIBIT B, and made part hereof, to the Lombard Plan Commission;
- C. Forward a copy of the Notice attached hereto as EXHIBIT B, and made part hereof, along with a certified copy of this Ordinance, by certified mail, return receipt requested, to the property owners;
- D. Forward a certified copy of this Ordinance with the DuPage County Assessor's Office;
- E. Record a certified copy of this Ordinance with the DuPage County Recorder's Office.

SECTION 4: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2012.

First reading waived by action of the Board of Trustees this ____ day of _____, 2012.

Passed on second reading this ____ day of _____, 2012.

Ayes: _____

Nayes: _____

Absent: _____

Approved this ____ day of _____, 2012.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published by me this ____ day of _____, 2012.

Brigitte O'Brien, Village Clerk

EXHIBIT A

VILLAGE OF LOMBARD HISTORICAL COMMISSION FINDINGS OF FACT RELATIVE TO THE PROPERTY LOCATED AT 241 W. MAPLE STREET, LOMBARD, ILLINOIS

On July 12, 2011, the Lombard Historical Commission received a letter requesting the consideration of local landmark status for the home located at 241 West Maple Street submitted by property owners Brian and Sarah Burch. The Local Landmark Committee discussed and agreed that the site should be considered for local landmark status at its regularly scheduled meeting held on July 19, 2012. A motion carried to refer it to the Lombard Historical Commission.

The Lombard Historical Commission tabled the decision at its regularly scheduled meetings held on July 19, 2011 and October 18, 2011 until more work on the home could be completed given the extensive construction underway. In 2011, the property owners undertook a renovation project that included the demolition of approximately 900 sq. ft. at the rear of the structure and addition of 1,800 sq. ft. of new residence space. The owners have taken care to preserve the original architectural style of the home through careful selection of trim, windows, doors, etc. The only new element visible from the street is a porte-cochere. Although not original to the home, similar porte-cocheres can be found on historic homes within the immediate neighborhood and throughout Lombard.

In consideration of the presented testimony, submitted documents and discussion among the membership of the Historical Commission, the Local Landmark Committee determined that the structure located at 241 West Maple Street is eligible for local landmark designation based on the following criteria:

- **Historical Commission Ordinance 32.079 HISTORICAL SITES; DESIGNATION AND MAINTENANCE, paragraph (C), Item (2) The identification with a person or person who significantly contributed to the cultural, economic, social or historical development of the village** applies based on the fact that the home is one of three built by Josiah L. Lombard, a Chicago real estate agent and builder, and one of our town's incorporators. "Being favorably impressed with Mr. Lombard's enthusiasm and plans for improving the town, it was named Lombard after him." (The Story of Lombard, 1833-1955, by Mildred Robinson Dunning.) The first owner, Mr. Chatfield, was the town tax assessor at the time. He also requested the opening of Maple Street from Park to Main Street, necessitating the removal of Donley's barn, in the middle of Maple at Park Street.
- **Historical Commission Ordinance 32.079 HISTORICAL SITES; DESIGNATION AND MAINTENANCE, paragraph (C), Item (3) The architectural significance of a building which is at least 50 years old and is a good example of a specific architectural style containing distinctive elements of design, detail, materials or, craftsmanship, or is an example of a style which had an impact on the community.**

Such a building must retain much of its original architectural integrity. The structure located at 241 West Maple Street was built in 1868 and therefore is 144 years old, has the architectural style of a Victorian cottage, with ornamental Victorian arches, spindles and window treatment and has retained most of its original architectural integrity based on the comparison of early photographs on file with the Lombard Historical Society and the visual inspection of the Local Landmark Committee in July 2011 - 2012.

Based on the submitted petition to the Lombard Historical Commission and the testimony presented, the Historical Commission finds that 241 W. Maple Street complies with the criteria established for designation as a landmark site based upon the aforementioned findings of fact, and, therefore, recommends to the Corporate Authorities that 241 W. Maple Street be designated as a landmark site, subject to the following conditions:

1. The landmark site designation is limited to the existing residence, as built circa 1915, and is further limited to the building's current location on the property at 241 W. Maple Street, legally described as follows:

The East 12 feet of Lot 9 and all of Lot 8 in the Town of Lombard, being a subdivision in Sections 5, 6, 7, 8 and 18, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 23, 1868 as Document 9483, in DuPage County, Illinois.

P.I.N.: 06-07-216-004

2. The residence shall be maintained in good condition.
3. If the residence is damaged or destroyed, to the extent of more than fifty percent (50%) of the value of the site immediately prior to such damage, then the building's landmark site designation shall be considered null and void.

This written recommendation set forth above was reviewed and approved by the Lombard Historical Commission at its meeting on February 23, 2012.

Ayes: Schneider, Fetters, Mueller, O'Brien, Anstee, Myers, Jones, Novak, Urish

Nays: none

Absent: Egan, Poskocil

Sincerely,

Rita Schneider, President
Lombard Historical Commission

EXHIBIT B

**NOTICE OF LANDMARK SITE DESIGNATION BY THE
PRESIDENT AND BOARD OF TRUSTEES OF THE
VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS**

To: Brian & Sara Burch Building Division
241 W. Maple St Village of Lombard
Lombard, IL 60148 255 E. Wilson Ave
Lombard, IL 60148

Plan Commission
Village of Lombard
255 E. Wilson Ave
Lombard, IL 60148

Please be advised that pursuant to Ordinance No. _____, adopted March 15, 2012, the President and Board of Trustees of the Village of Lombard have officially designated 241 W. Maple Street, located on the following described property:

The East 12 feet of Lot 9 and all of Lot 8 in the Town of Lombard, being a subdivision in Sections 5, 6, 7, 8 and 18, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 23, 1868 as Document 9483, in DuPage County, Illinois.

P.I.N.: 06-07-216-004

Common Address: 241 W. Maple Street, Lombard, Illinois

as a Landmark Site pursuant to Title 3, Chapter 32, Section 32.079 of the Lombard Village Code. As a result of said Landmark Site designation, 241 W. Maple Street is now subject to the requirements of Title 3, Section 32, Sections 32.079(E) and (F) of the Lombard Village Code.

Lombard Historical Commission
255 E. Wilson Ave
Lombard, IL 60148